

January 9, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-18 - Revised Final Plat of Hatstrup Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 9, 1986, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of January 3, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platfor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

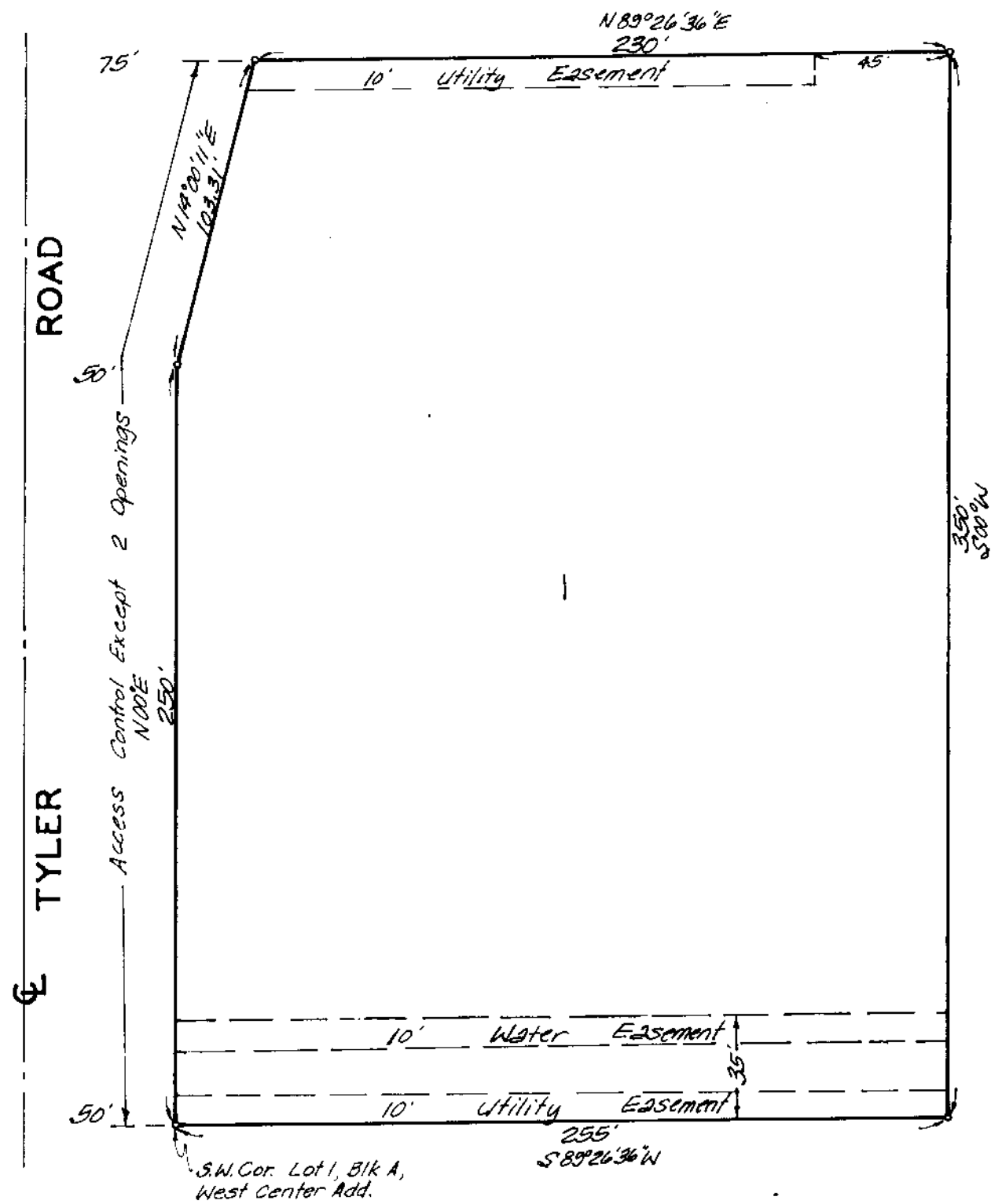
Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Tyler Properties, c/o Lindy Andeel, 358 N. Rock Rd., Wichita, KS 67206
Craig Steven, 437 N. Hillside, Wichita, KS 67214
Mike Lindebak, City Engineer

OFFICE COPY
DO NOT REMOVE



* Note: See associated community Unit Plan for appropriate building setbacks.

This plat of "HATTRUP ADDITION," Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 198__.

Wichita-Sedgwick County Metropolitan Area Planning Commission

James C. Wilson Chairman
Robert A. Lakin Secretary

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this ____ day of _____, 198__.

Robert G. Knight Mayor
Donald C. Bisick City Clerk

~~This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgewick County, Kansas, this ____ day of ____ 198__.~~

Donald E. Gregg	Chairman
Bernard A. Hentzen	Commissioner
Tom Scott	Commissioner
Don Wright	County Clerk

Entered on transfer record
this _____ day of _____ 198____.

_____ San Wright _____ County Clerk

State of Kansas }
Sedgwick County } ss. This is to certify that this plat
has been filed for record in the office of the
Register of Deeds, this _____ day of _____ 192____,
at _____ o'clock _____ M; and is duly recorded.

Pat Kettler

Ed Ressa

Register of Deeds
Deputy

State of Kansas?
Sedgwick County?
We, Baughman Company, P.A.,
Surveyors in aforesaid county and state do hereby
certify that we have surveyed and platted "HATTRUP
ADDITION," Wichita, Kansas and that the accom-
panying plat is a true and correct exhibit of the
property surveyed, described as and being a re-
plat of part of Lot 1, Block A, West Center Addition
to Wichita, Sedgwick County, Kansas and part of
Tyler Road, being more particularly described as
beginning at the S.W. corner of said Lot 1; thence
east along the south line of said Lot 1, 255 feet;
thence north parallel with the west line of said
Lot 1, 350 feet; thence west 230 feet to a corner
of said Lot 1; thence southwesterly 103.31 feet
more or less to a point on the west line of said
Lot 1, said point being 250 feet north of the
S.W. corner of said Lot 1; thence south 250 feet
to the place of beginning. The street being vacated
by virtue of K.S.A. (2-512 (b)). All being situated
in the N.W. 1/4 of Sec. 21, Twp. 27-S, R-1-W of the
6th P.M., Sedgwick County, Kansas.

Date

Baughman Company, P.A.

Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a lot to be known as "HATTRUP ADDITION," Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The water easement is hereby granted as indicated for water line purposes. All abutters rights of access to or from Tyler Road over and across the west line of Lot 1 are hereby granted to the City of Wichita, provided however that Lot 1 shall have 2 points of access to Tyler Road as shall be determined by the City Engineer of Wichita, Kansas

State of Kansas }
Sedgwick County } S.S. The foregoing instrument was
acknowledged before me this _____ day of _____
198_, by Richard J. Hattrup and Juanita Hattrup.

My App. Exp. _____ Notary Public

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "HATTRUP ADDITION," Wichita, Kansas.

Fidelity Savings Association of Kansas, a corporation
by _____, _____ Title

State of Kansas }
Sedgwick County } S.S. The foregoing instrument was
acknowledged before me this _____ day of _____
198_, by _____, _____ of
Fidelity Savings Association of Kansas, a corporation,
on behalf of the corporation.

My App. Exp. _____ Notary Public

S/D No.: 85-18 Name: HATTRUP ADDITION

Previous Final Approved: 2/28/85
Scheduled S/D Meeting: 1/2/86

DESCRIPTION

General Location: East side of Tyler Road just south of Central Avenue.
Owner: Richard J. Hattrup, 2959 North Webb, Wichita, KS 67226
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 2.0 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 2
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 27,098.72
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC"
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STAFF COMMENTS:

- NOTE: This revised plat of Hattrup Addition creates two (2) lots instead of one. The property is subject to the provisions of Community Unit Plan (DP-19). The property will be developed with retail sales, general and professional offices, restaurants, personal services or similar uses.
- A. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
 - B. The applicant is advised that, in accordance with the C.U.P., a parking layout and circulation plan will need to be submitted to the City Traffic Engineer for review and approval prior to the issuance of any additional building permits on these proposed lots.
 - C. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - E. Proof shall be submitted as to which partners comprising the partnership must execute documents on behalf of the partnership (e.g., copy of partnership agreement or certification from a title company).
 - F. Closure computations shall be submitted with the final plat tracing. Section 5-101(C).
 - G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
 - H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any guarantees needed for drainage improvements?